026.0	0002	0015.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	939,700	/	939,700
USE VALUE:	939,700	/	939,700
ASSESSED:	939,700	/	939,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KTA CONSTRUCTION LLC
Owner 2:	
Owner 3:	
Street 1:	4 GEMMA DR
Street 2:	
Twn/City:	PEABODY
St/Prov:	MA Cntry: Own Occ: N
Postal:	01960 Type:

PREVIOUS OWNER

Owner 1:	VIZANIARIS MARIKA -
Owner 2:	-
Street 1:	94 MARATHON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Stucco Exterior and 3048 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	480,400	3,300	456,000	939,700
Total Card	0.115	480,400	3,300	456,000	939,700
Total Parcel	0.115	480,400	3,300	456,000	939,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 308.35 | /Parcel: 308.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	17555
GIS Ref	
GIS Ref	
Insp Date	07/22/17

!2144!

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0002-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	480,400	3300	5,000.	456,000	939,700	939,700	Year End Roll	12/18/2019
2019	104	FV	373,300	3300	5,000.	484,500	861,100	861,100	Year End Roll	1/3/2019
2018	104	FV	373,300	3300	5,000.	353,400	730,000	730,000	Year End Roll	12/20/2017
2017	104	FV	397,700	3300	5,000.	307,800	708,800	708,800	Year End Roll	1/3/2017
2016	104	FV	397,700	3300	5,000.	262,200	663,200	663,200	Year End	1/4/2016
2015	104	FV	355,000	3300	5,000.	256,500	614,800	614,800	Year End Roll	12/11/2014
2014	104	FV	355,000	3300	5,000.	210,900	569,200	569,200	Year End Roll	12/16/2013
2013	104	FV	369,100	3300	5,000.	200,600	573,000	573,000		12/13/2012

PRINT

Date	Time
12/10/20	17:37:50

LAST REV

Date	Time
10/21/20	11:24:52
danam	
2144	

USER DEFINED

Prior Id # 1:	17555
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VIZANIARIS MARI	73388-419	1	10/1/2019		975,000	No	No		
PSIAKIS MARCIA	34856-547		2/13/2002	Family	1	No	No		George Vizaniaris dod 3/26/2018
VIZANIARIS MARC	31395-524		5/8/2000	Family		No	No	4	
VIZANIARIS MARC	24715-583		7/28/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2020	831	Heat App	10,000	C				
2/20/2020	258	Dormers	250,000	O				
11/7/2019	1810	Siding	20,000	C				
8/8/2017	1009		8,000	C				
7/31/2017	967	Porch	1,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	KB	Kevin B
5/4/2009	Measured	189	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	263	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	456,000	Spl Credit		Total:	456,000				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.08068085
Const Adj.:	0.99732524
Adj $ / SQ:	183.224
Other Features:	124000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	696172
Depreciation:	215813
Depreciated Total:	480359

COMMENTS

APPRAISER REPORTS 3RD APARTMENT IN BASEMENT-12/21/01 PM..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

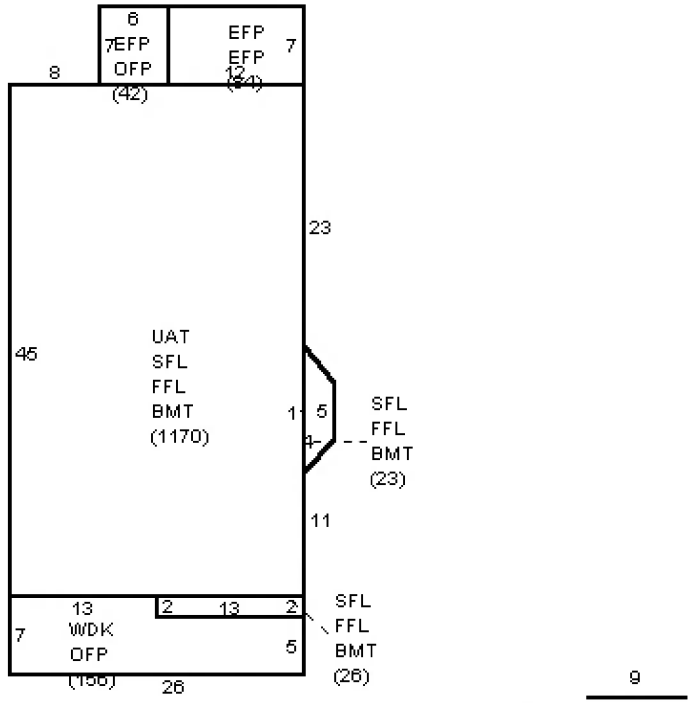
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	183.22
Special Features:	0	Val/Su Net:	106.42
Final Total:	480400	Val/Su SzAd	197.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,219	72.830	88,782
FFL	First Floor	1,219	183.220	223,350
SFL	Second Floor	1,219	183.220	223,350
UAT	Upper Attic	293	73.290	21,437
EFP	Enclos Porch	210	40.080	8,417
OFP	Open Porch	198	24.770	4,904
WDK	Deck	156	12.380	1,931
	Net Sketched Area:	4,514	Total:	572,171
Size Ad	2438	Gross Are	5391	FinArea 3048

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 026.0-0002-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1915	27.63	T	40	104			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300